A-LIVING SERVICES CO., LTD. *
雅居樂雅生活服務股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 3319)

INSIDE INFORMATION

POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the SFO.

The Board wishes to inform shareholders of the Company and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 and the information currently available to the Company, the unaudited consolidated net profit of the Group for the year ended 31 December 2018 is expected to be around RMB750 million, recording a significant increase as compared to that for the corresponding period in 2017.

This announcement is made by A-Living Services Co., Ltd. (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**").

The board of directors of the Company (the "**Board**") wishes to inform shareholders of the Company and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 and the information currently available to the Company, the unaudited consolidated net profit of the Group for the year ended 31 December 2018 (the corresponding period in 2017: RMB289.7 million) is expected to be around RMB750 million, recording a significant increase as compared to that for the corresponding period in 2017. The increase was mainly attributable to an increase in the gross floor area under the Group's property management and an increase in revenue from diversified value-added services, which brought remarkable increase in profit.

As the Company is still in the process of preparing and finalising the annual results of the Group for the year ended 31 December 2018, the information contained in this announcement is only based on the preliminary assessment by the Company's management team with reference to the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 and the information currently available to the Company, which has not been confirmed or reviewed by the Company's auditor or the audit committee.

Shareholders of the Company and potential investors should read the Company's annual results announcement for the year ended 31 December 2018 carefully, which is expected to be published in March 2019.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
A-Living Services Co., Ltd.
LI Dalong
Company Secretary

Hong Kong, 21 February 2019

As at the date of this announcement, the Board comprises seven members, being Mr. Chan Cheuk Hung^ (Co-chairman), Mr. Huang Fengchao^ (Co-chairman), Mr. Feng Xin^, Mr. Wei Xianzhong^^, Mr. Wan Kam To^^^, Mr. Wan Sai Cheong, Joseph^^^ and Mr. Wang Peng^^^.

^ *Executive Directors*
^^ *Non-executive Director*
^^^ *Independent Non-executive Directors*

***** *for identification purposes only*